139.0	0001	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,223,000 /	1,223,000
					USE VALUE:	1,223,000 /	1,223,000
					ASSESSED:	1,223,000 /	1,223,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NATHANSON MARK/ETAL
Owner 2:	NATHANSON SHARMAN C
Owner 3:	
Street 1:	30 WOODLAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 3526 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7114.000	652,900		570,100	1,223,000
Total Card	0.163	652,900		570,100	1,223,000
Total Parcel	0.163	652,900		570,100	1,223,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.88 | /Parcel: 346.88

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	89031
GIS Ref	
GIS Ref	
Insp Date	02/17/09

!10725!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	652,900	0	7,114.	570,100	1,223,000		Year end	12/23/2021
2021	101	FV	634,100	0	7,114.	570,100	1,204,200		Year End Roll	12/10/2020
2020	101	FV	634,000	0	7,114.	570,100	1,204,100	1,204,100	Year End Roll	12/18/2019
2019	101	FV	464,900	0	7,114.	601,700	1,066,600	1,066,600	Year End Roll	1/3/2019
2018	101	FV	464,900	0	7,114.	443,400	908,300	908,300	Year End Roll	12/20/2017
2017	101	FV	464,900	0	7,114.	424,400	889,300	889,300	Year End Roll	1/3/2017
2016	101	FV	464,900	0	7,114.	392,700	857,600	857,600	Year End	1/4/2016
2015	101	FV	454,100	0	7,114.	329,400	783,500	783,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:15:33

LAST REV

Date	Time
09/21/11	15:39:36
mmcmakin	

USER DEFINED

Prior Id # 1:	89031
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10725

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINLEY ESTHER	26833-82		11/18/1996		375,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2010	686	Re-Roof	16,000					
11/12/1998	791	Addition	93,000					18X15 ADD + 27X50

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2009	Measured	372	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7114		Sq. Ft.	Site		0	90.	0.89	10									570,081						570,100	

Total AC/HA:	0.16331	Total SF/SM:	7114	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	570,081	Spl Credit		Total:	570,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97771537
Const Adj.:	1.00989902
Adj $ / SQ:	128.361
Other Features:	154500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	802032
Depreciation:	149178
Depreciated Total:	652854

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 14 | BRs: 5 | Baths: 3 | HB 2

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	5	
Totals			
1	14	5	

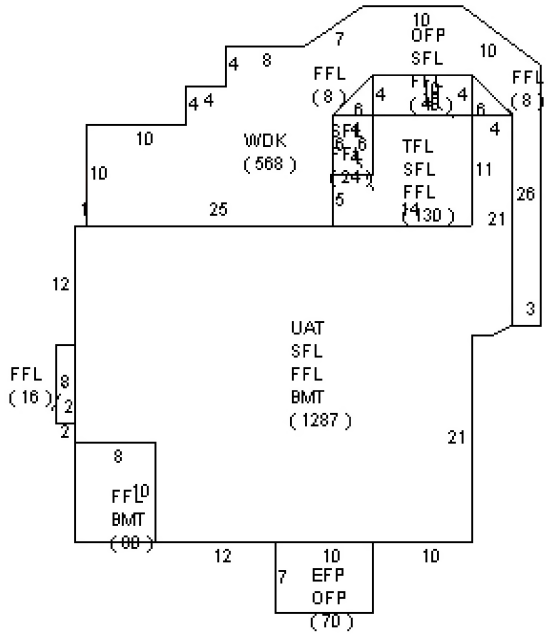
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	155.32
Special Features:	0	Val/Su Net:	115.74
Final Total:	652900	Val/Su SzAd	203.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,593	128.360	204,479
SFL	Second Floor	1,481	128.360	190,103
BMT	Basement	1,367	38.510	52,641
WDK	Deck	568	7.840	4,452
UAT	Upper Attic	322	98.840	31,801
TFL	Third Floor	130	128.360	16,687
OFP	Open Porch	110	31.810	3,499
EFP	Enclos Porch	70	66.770	4,674
	Net Sketched Area:	5,641	Total:	508,336
Size Ad	3204	Gross Area	6606	FinArea 3526

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: